Industrial / Warehouse

TO LET

CURCHOD&CO



3 Kingsgrove Trade Park

Invincible Road, Farnborough, GU14 7SS

Industrial / Warehouse To Let

1,663 sq ft

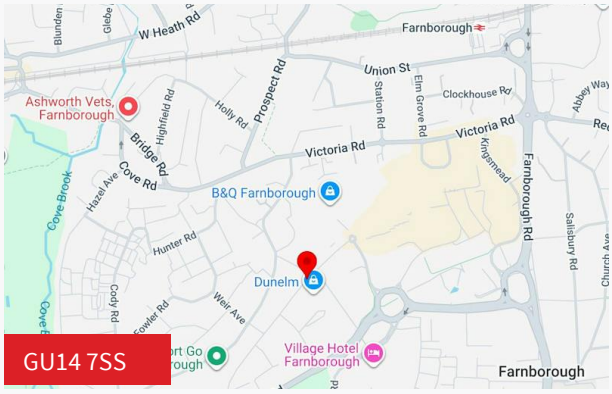
(154.50 sq m)

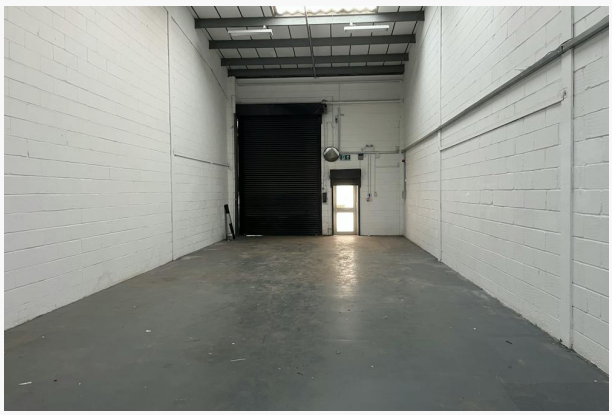
- Currently undergoing refurbishment, including a new roof
- Three phase power
- Roller shutter door
- WC and kitchen facilities
- Allocated parking and shared service yard
- Within walking distance of the town centre
- Easy access to the M3 and A331 Blackwater Valley

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Summary

Available Size	1,663 sq ft
Rent	£34,000 per annum
Rates Payable	£9,072 per annum Based on Business Rates assessment as of 2026
Rateable Value	£21,000
Service Charge	£1.56 per sq ft Based on the Service Charge budget for 2027
EPC Rating	D (95)







Description

Unit 3 is a light industrial/warehouse unit located within Kingsgrove Trade Park, an established industrial estate in Farnborough. The property is of steel portal frame construction with brick and block elevations, beneath a pitched roof incorporating roof lights to provide good levels of natural light throughout.

The unit is currently undergoing comprehensive refurbishment, with works expected to be completed by the end of 2026. The works include the installation of a new roof and loading door, together with new WC facilities and redecoration throughout. Internally, the unit benefits from a clear height of 5.6m to the underside of the eaves with access provided via a roller shutter door and a separate pedestrian entrance.

Externally, the unit benefits from a large shared service yard together with allocated on-site parking.

Location

Kingsgrove Trade Park is situated on Invincible Road, within Farnborough's established commercial and industrial area. The surrounding location is home to a range of national trade counter, retail and industrial occupiers, including Wickes, Howdens, Travis Perkins, Dunelm, Screwfix and City Electrics. Farnborough town centre is within easy reach providing access to a range of local amenities.

The property benefits from convenient road connections, with Junction 4 of the M3 approximately 2.4 miles away, providing access to the wider motorway network. Farnborough Main railway station is approximately 1 mile from the estate, offering direct services to London Waterloo. Local bus services also connect the area with Farnborough town centre and neighbouring towns.

Terms

The property is available immediately on a new lease directly from the landlord. The rent is exclusive of business rates, utilities, building insurance, service charge and VAT.

Legal Costs / VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which will be charged.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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